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Voted at Meeting of 12/14/78

BOARD OF APPEAL REFERRALS

December 14, 1978

1. Z-4284 Roxbury Highland Cooperative Bank
515 Centre Street, Jamaica Plain
2. Z-4285 General Land Corporation
200 Newbury Street, Boston
3. Z-4286 National Shawmut Bank
8-16 Brookline Avenue and 607-615 Newbury
Street, Boston
4. Z-4287 Atlantic Richfield Co.
52-80 Meridian and 75-93 Havre Streets,
East Boston
5. Z-4290 Speedy Muffler King
1576-1578 Blue Hill Avenue, Mattapan
6. Z-4292-4293 Mary A. Sammartino
15-15A Linden Street, Allston
7. Z-4301 Boston Mutual Life Insurance Co.
New England School of Law (purchaser)
156 Stuart Street, Boston
8. Z-4311 Trustees of Boston College
150 Saint Thomas More Drive, Brighton
9. Z-4319 Charlestown Dev. Corp.
2 Pleasant and 105 Main Streets, Charlestown

MEMORANDUM

December 14, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 1/2/79 Z-4284
Roxbury Highland Cooperative Bank
515 Centre Street
Jamaica Plain
at Lochstead Avenue

One and one-half story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: erect drive-in window addition to bank structure.

Violation(s):

Section

Required

Proposed

8-7 Drive-in bank is conditional in an L-.5 district.

Bank, neighborhood and staff have agreed on hours of operation as indicated in proviso. Staff recommends a one-year conditional use to allow petitioner and neighborhood to observe and remedy any traffic and parking problems.
Recommend approval with provisos.

VOTED: In reference to Petition Z-4284, brought by Roxbury Highland Cooperative Bank, 515 Centre Street, Jamaica Plain, for a conditional use to erect a drive-in window addition to a bank structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that hours of operation be limited to the bank's present hours - 9 A.M. - 3 P.M. Monday thru Thursday and 9 A.M. - 5:30 P.M., Friday; that the conditional use be limited to one year to allow petitioner and neighborhood to observe and remedy any traffic and parking problems; that the parking area be limited to employees of the bank and be screened from Lockstead Avenue by landscaping.

Z-4284
515 CENTRE ST.
(B.P.)



Board of Appeal Referrals 12/14/78

Hearing: 1/2/79

Petition Z-4285
 General Land Corporation
 200 Newbury Street, Boston
 at Exeter Street

Parking Lot

District(s): apartment _____ general business ^{B-4-70} _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: continue use - open air parking lot for fee.

Violation(s):

SectionRequiredProposed

8-7. Parking Lot is conditional in a B-4-70 District.

Lot has existed since 1969; however permit for present operation, approved by Authority and Board of Appeal in 1975, was terminated by proviso last February. Staff is amenable to continuance for three year period. Recommend approval with provisos.

VOTED: In reference to Petition Z-4285, brought by General Land Corporation, 200 Newbury Street, Boston, for a conditional use to continue operation of open air parking lot for fee in a General Business (B-4-70) District, the Boston Redevelopment Authority recommends approval with the following provisos: that operation terminate no later than February 1981; that between the hours of 9 A.M. and 5 P.M. the fee structure be a half hourly rate; that snow be removed from sidewalks on Exeter and Newbury Streets at all times; that plans for any physical improvements be submitted to the Authority for design review.



STORROW

JAMES

STORROW

JAMES

DOCK

MEMORIAL

ST.

BACK

CLARENDON

ST.

BEACON

DARTMOUTH

AVE.

MAPLEBOROUGH

AVE.

Z-4285

200 NEWBURY ST.
(B.P.)

FIRST BAPTIST
CHURCH

COMMONWEALTH

COMMONWEALTH

PARKING

PRINCE SCHOOL

NEWBURY

COPLEY
METHODIST
CHURCH

OLD SOUTH
CHURCH

BOYLSTON

COPLEY
SQUARE

ST.

TRINITY
CHURCH

TRINITY
PLACE

PARK

Board of Appeal Referrals 12/14/78

Hearing: 1/2/79

Z-4286

National Shawmut Bank
 8-16 Brookline Avenue &
 607-615 Newbury Street
 Boston

Bank Parking Lot

District(s): apartment _____ general business B-4 _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: increase capacity of public parking lot from 25
 to 40 vehicles.

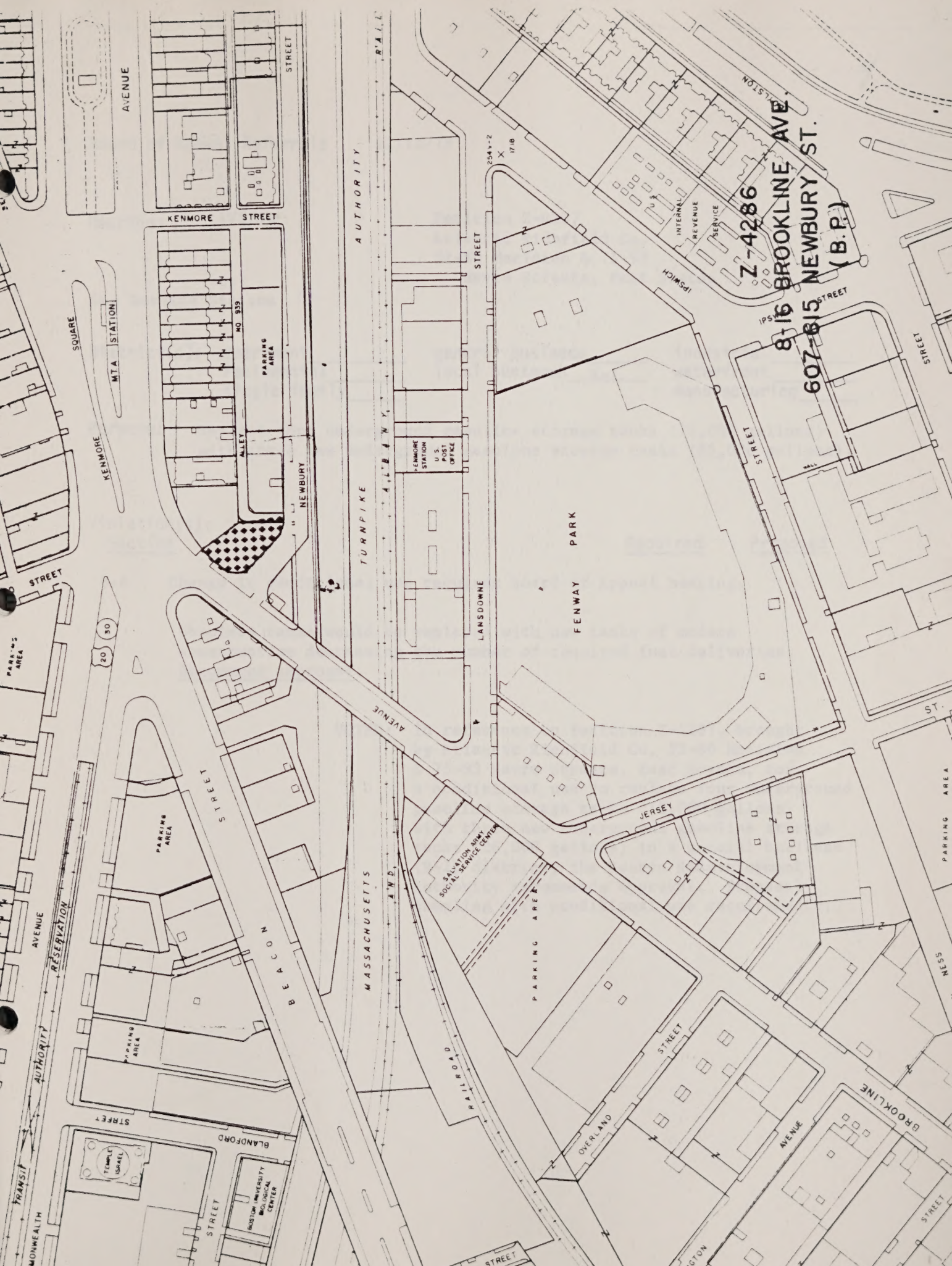
Violation(s):

SectionRequiredProposed

8-6. Change in conditional use requires Board of
 Appeal hearing.

Essentially the proposal would allow the bank parking lot to be used by
 persons attending nearby Fenway Park events. Recommend approval with provisos.

VOTED: In reference to Petition Z-4286, brought by National
 Shawmut Bank, 8-16 Brookline Avenue and 607-615
 Newbury Street, Boston, for a conditional use to
 increase capacity of public parking lot from 25 to
 40 vehicles in a General Business (B-4) District,
 the Boston Redevelopment Authority recommends
 approval with the following provisos: that the
 layout for the increase in spaces and landscaping
 be determined through Authority design review;
 that the additional number of spaces be used only
 at time of events at Fenway Park and under the
 supervision of an attendant, that the lot be
 properly maintained at all times.



Board of Appeal Referrals 12/14/78

Hearing: 1/2/79

Petition Z-4287
Atlantic Richfield Co.
52-80 Meridian & 75-93
Havre Streets, East Boston

Gas Service Station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business B-1 waterfront _____
single family _____ manufacturing _____

Purpose: Replace four underground gasoline storage tanks (18,000 gallons)
with three new underground gasoline storage tanks (26,000 gallons).

Violation(s):

Section

Required

Proposed

8-6 Change in conditional use requires Board of Appeal hearing.

Obsolete tanks would be replaced with new tanks of modern
construction decreasing the number of required fuel deliveries.
Recommend approval.

VOTED: In reference to Petition Z-4287, brought
by Atlantic Richfield Co. 52-80 Meridian
& 75-93 Havre Streets, East Boston, for
a conditional use to replace four underground
gasoline storage tanks (18,000 gallons)
with three new underground gasoline storage
tanks (26,000 gallons) in a general business
(B-1) district, the Boston Redevelopment
Authority recommends approval. Proposal
complies with conditional use requirements.

Z-4287

52-80 MERIDIAN ST.

75-93 HAVRE ST.

(E.B.)



Board of Appeal Referrals 12/14/78

Hearing: 1/16/79 Z-4290
Speedy Muffler King
1576-1578 Blue Hill Avenue
Mattapan
26,735 square feet of land at Babson Street

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story muffler repair shop structure.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Sale and installation of mufflers is forbidden in an L-.5 District.		
10-1. Free standing sign not allowed within required front yard.		
11-2. Area of flat and free standing signs is excessive.		
18-1. Front yard is insufficient	15 sf	8 ft.

Additional auto facility is inappropriate in this local business area and contrary to required code conditions for variance. Neighborhood opposition existing. Recommend denial.

VOTED: In reference to Petition Z-4290, brought by Speedy Muffler King, 1576-1578 Blue Hill Avenue, Mattapan, for a forbidden use, a conditional use and two variances to erect a one-story muffler repair shop structure in a Local Business (L-.5) District, the Boston Redevelopment Authority recommends denial. Additional auto facility is inappropriate in this Local Business area and contrary to required code conditions for variance. Neighborhood opposition exists.



MATTAPAN SQUARE

1576-1578

Z-4290
BLUE HILL AVENUE
(MATT.)

Board of Appeal Referrals 12/14/78

Hearing: 1/9/79

Z-4292-4293

Mary A. Sammartino

15-15A Linden Street, Allston
near Cambridge Street

Three-story masonry structures

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy of two residential structures - four
apartments each.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7 Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.8 district.		2335 sf
14-2 Lot area is insufficient.	9500 sf.	2286 sf

Addition of 2 basement apartments creates excessive density for these row
dwellings. Several abutters are opposed. Recommend denial.

VOTED: In reference to Petitions Z-4292-4293, brought by
Mary A. Sammartino, 15-15A Linden Street, Allston,
for two forbidden uses and two variances to legalize
occupancy of two dwellings for four apartments each
in a residential (R-.8) District, the Boston
Redevelopment Authority recommends denial. Addition
of two basement apartments is excessive for these
row dwellings. Several abutters are opposed.



Z-4292-93

15-15A LINDEN ST.

(ALLSTON)

Board of Appeal Referrals 12/14/78

Hearing: 12/19/78

Z-4301

Boston Mutual Life Insurance Co.
New England School of Law (Purchaser)
156 Stuart Street, Boston
at Warrenton Street

Five-story structure

District(s): apartment _____ general business B-8 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from offices to Law School.

Violation(s):

Section

Required

Proposed

8-7. A college or university is conditional in
a B-8 District.

Building has been vacant for approximately three years. Present Law School on Newbury Street cannot adequately support current enrollment. School will encourage student use of public transportation and cooperate with city and neighborhood to control parking. Recommend approval with provisos.

VOTED: In reference to Petition Z-4301, brought by Boston Mutual Life Insurance Co. and New England School of Law, 156 Stuart Street, Boston, for a conditional use for a change of occupancy from offices to law school in a General Business (B-8) District, the Boston Redevelopment Authority recommends approval with the following provisos: That payments in lieu of tax be negotiated with City; that off-street parking facilities be purchased or leased satisfactory to Bay Village and BRA; that present law school building at 126 Newbury Street be returned to tax rolls; that plans be submitted to the Authority for design review.



BOSTON
COMMON
Z-4301
156 STUART ST.
(B.P.)

PUBLIC

GARDEN

POND

PAVED ENTRANCE

STREET

SQUARE

PARK

ELIOT

AVENUE

CHURCH

COLUMBUS

BROADWAY

TREMONT

WARREN

BEAVER PL.

BOYLSTON PL.

VAN RENSSELAER PL.

LA GRANGE

STREET

DORE

HOLLIS

PILLARY

STREET

CENTRAL
BURIAL
GROUND

CARVER

PAGE

PARK

STREET

MADASSAH WAY

BOYLSTON

PROVIDENCE

AVENUE

ST. JAMES

PARKING AREA

PARKING AREA

STREET

PIEDMONT

STREET

STREET

STREET

STREET

STREET

STREET

COMMON

ST.

Board of Appeal Referrals 12/14/78

Hearing: 12/19/78

Z-4311

Trustees of Boston College
150 St. Thomas More Drive,
Brighton
Near Chestnut Hill Driveway

College complex

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

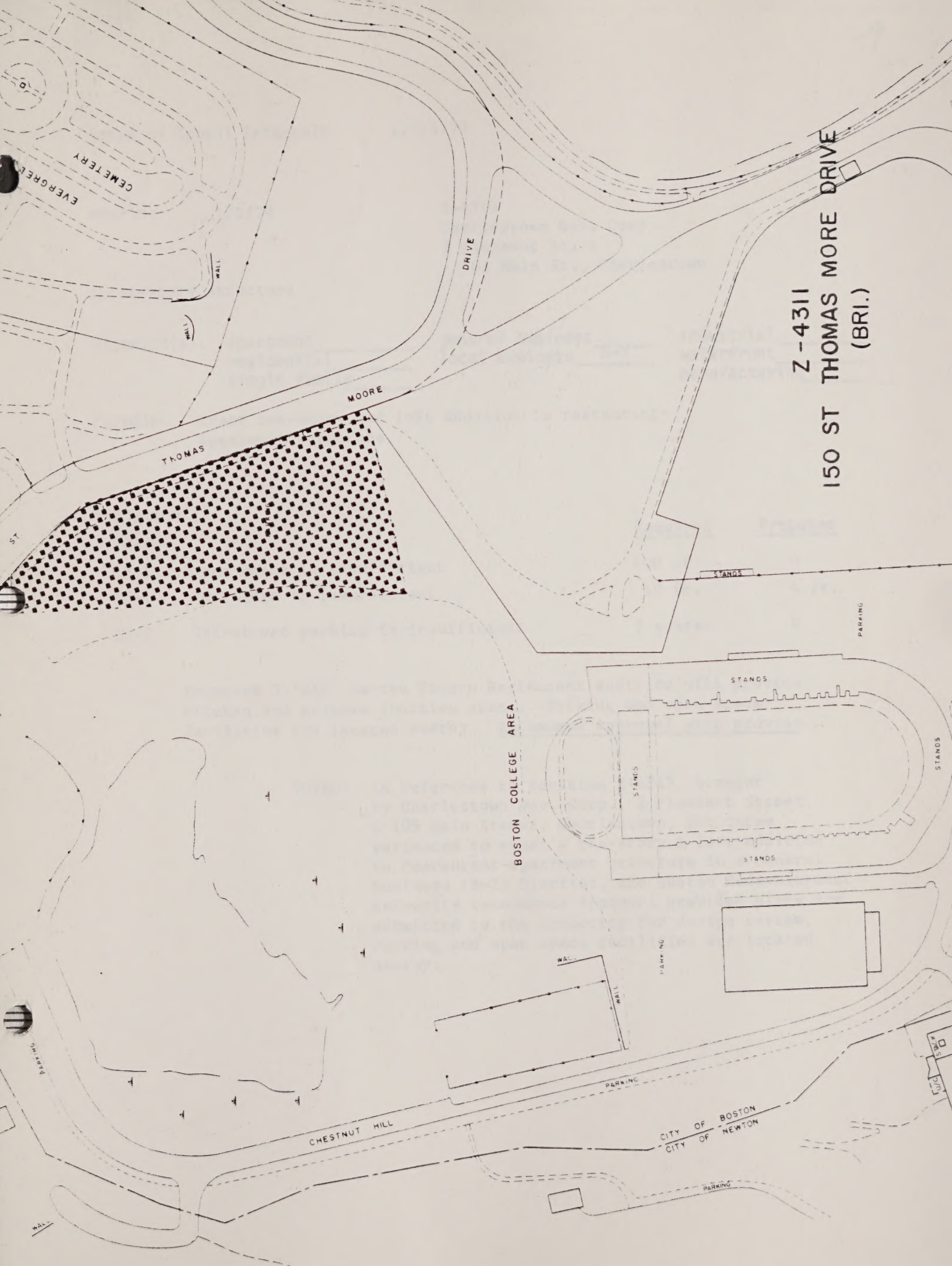
Purpose: Erect eight-story dormitory structure.

Violation(s):

<u>Section</u>		<u>Required</u>	<u>Proposed</u>
7-4.	In variance with former decision of Board of Appeal.		
8-7.	Dormitory is conditional in an R-.5 District.		
16-1.	Height of building is excessive.	2½ stories 35 ft.	8 stories 80 ft.
18-1.	Front yard is insufficient.	25 ft.	15 ft.

Structure will accommodate 803 students with dining facilities for 650. Proposal is supported by the community whose prime concern is termination of all student residences on South Street. Recommend approval with provisos.

VOTED: In reference to Petition Z-4311, brought by Trustees of Boston College, 150 St. Thomas More Drive, Brighton, for a conditional use and three variances to erect an eight-story dormitory building with dining facility in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following conditions: that payment in lieu of tax agreement be negotiated with the City; that all student residences on South Street be terminated; that Boston College agrees to return to City tax rolls all residential property owned or leased in the Allston-Brighton Area; that a master plan be developed, endorsed by Boston College and BRA and significantly completed before dormitory construction commences; that provision be made for formal community participation in the development of the master plan and other community related issues; that plans be submitted to the Authority for design review.



Z-4311
150 ST THOMAS MORE DRIVE
(BRI.)

EVERGREEN CEMETERY

THOMAS

MOORE

DRIVE

BOSTON COLLEGE AREA

STANDS

STANDS

STANDS

CHESTNUT HILL

CITY OF BOSTON
CITY OF NEWTON

PARKING

PARKING

PARKING

PARKING

Board of Appeal Referrals

12/14/78

Hearing: 1/2/79

Z-4319

Charlestown Dev. Corp.

2 Pleasant St. &

105 Main St., Charlestown

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business B-2 waterfront _____
single family _____ manufacturing _____

Purpose: Erect one-story and loft addition to restaurant-apartment structure.

Violation(s):

<u>Section</u>		<u>Required</u>	<u>Proposed</u>
17-1	Open space is insufficient	400 sf	0
20-1	Rear Yard is insufficient	10 ft.	4 ft.
23-2	Off-street parking is insufficient	5 spaces	0

Proposed 35'x15' Warren Tavern Restaurant addition will provide kitchen and private function space. Parking and open space facilities are located nearby. Recommend approval with proviso.

VOTED: In reference to Petition Z-4319, brought by Charlestown Dev. Corp., 2 Pleasant Street & 105 Main Street, Charlestown, for three variances to erect a one-story & loft addition to restaurant-apartment structure in a General Business (B-2) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Parking and open space facilities are located nearby.



Z14319
105 MAIN ST
(CH8N.)

FREDERICK D. EMMONS
PLAYGROUND

WILLERS RIVER BASIN